



**Lonsdale Building Inspections Department  
415 Central Street W.  
PO Box 357  
Lonsdale, MN 55046  
(507) 744-2327 fax (507) 744-5554**

**SPECIFICATIONS FOR 3-SEASON PORCHES**  
**REQUIRED INFORMATION WHEN APPLYING FOR PERMIT**

This information only outlines general code requirements relative to porch construction.. For specific code requirements, please contact a design professional or the Lonsdale Building Department at 507-744-2327. Separate permit is required when installing electrical. For questions regarding electrical work, please contact the State Electrical Inspector, Randy Edel, at 507-334-3748 (7:00-8:30 a.m., M-F). Inspection record card shall be made available to the inspector. The card shall be posted in a visible location in the construction area.

**ITEMS REQUIRED BEFORE A PERMIT WILL BE ISSUED**

1. Completion of Building Permit Application.
2. Submit a copy of a **Certificate of Survey** drawn to **scale** showing property lines, existing buildings, and the proposed structure location with distances from property lines. Also indicate the setbacks from property lines.
3. A copy of **Building plans** showing proposed designs and materials. Drawings must be to **scale** and include the following information:
  - Indicate the proposed porch size and shape.
  - Indicate the size and spacing of the floor Joists.
  - Indicate the size and direction of the decking.
  - Indicate the size, location and spacing of the posts.
  - Indicate the size of the beams and headers.
  - Indicate the type of lumber to be used.
4. Elevations of either a rear or side view shall include the following:
  - Height of structure from grade.
  - Diameter and depth of footings.
  - Size and spacing of the posts, floor joists and type of decking.
  - Guardrail heights and spacing, and ceiling height.
  - Header sizes and location, also rafter size, and or truss spacing
  - Indicate types of sheathing, siding, and roof covering.
  - Indicate the pitch of the roof.

5. Elevations that show what the proposed structure will look like.

Attached are examples of drawings, which are intended as a **Guide Only!**

### **GENERAL BUILDING REQUIREMENTS**

1. All footings to be a minimum of 42" below grade and the width to be 28" for corner footings and 30" for intermediate footing. Typical for a 14' x 14 porch. May vary for larger porches. (Wide or flared top of footing, **NOT ALLOWED**)
2. Individual concrete or masonry piers shall project at least 6" above ground level unless the columns or posts that they support are of approved treated material.
3. Redwood, cedar or approved treated material shall be used for those portions of wood members which form the structural supports of buildings, balconies, porches or similar permanent building appurtenances when such members are exposed to weather without adequate protection from roof, eave, overhang,, or other covering to prevent moisture or water accumulation on the surface or at joints between members. Depending on local experience such members may include: horizontal members such as girders, joists and decking; or vertical members such as posts, poles, and columns. (Stairways are included)
4. Landings ramps, balconies and porches which are 30" or more above grade or floor below, shall be protected by a guardrail, not less than 36" in height. Open guardrail and stair railings shall have intermediate rails or an ornamental pattern such that a sphere 4" in diameter cannot pass through. All stairs need a continuous handrail with returned ends
5. When a stairway is provided, the minimum width shall not be less than 36". Stairways shall be constructed having an 7<sup>3</sup>/<sub>4</sub> -inch maximum riser, and a 10-inch minimum tread. **"No riser of more than 3/8 inch difference is allowed"**
6. Stairways having 4 or more risers shall have a handrail. The top of the handrail shall be placed not less than 34" or more than 38" above the nose of the treads and it shall be grip able.
7. Handrails projecting from a wall shall have a space of not less than 1 -1/2" space between the handrail and the wall. The handgrip portion of the handrails shall be not less than 1-1/4" or more than 2" in cross-sectional dimension. A smooth surface, no sharp corners permitted and shall be continuous the full length of the stair.
8. 3/4 inch T&G floor sheathing to be used.

9. Beam splices: All splices in a beam shall occur directly over a post; outside joist beams must bear on house wall plate.
10. Miscellaneous metal devices, nails, screws and bolts must be of a galvanized or non-corrosive material.
11. Secure the Ledger Board to the house with 3/8" lag screws every 16"~ top and bottom and flash the connection properly. If open web floor trusses were used, lag bolts to be secured to ends of trusses.
12. Proper roof ventilation per code. 1997 UBC sect. 1505.3.
13. When the house has an overhang/cantilever at the location where you plan to attach the porch, a special design as required to provide adequate bearing support. (For specific requirements, contact the Building Inspector at (507) 364-5345)
14. Porches must meet state energy codes. Per section 7672 or 7670 Category 1

### **REQUIRED INSPECTIONS**

Please call 24 hours in advance for required inspections.  
507-364-5345

1. **Footings inspection**  
Schedule an inspection after holes are dug, loose dirt and water removed before pouring concrete
2. **Electrical, plumbing, and mechanical rough-ins inspection**  
Schedule an inspection for these prior to you begin to frame.
3. **Framing inspection**  
Schedule an inspection when framing is done, roof complete, and windows installed.
4. **Insulation inspection**  
Schedule an inspection for insulation after framing and electrical inspections have been approved.
5. **Final inspection**  
Schedule an inspection after you have finished the job. Also have all Mechanical, Plumbing, and Electrical Finals completed before these inspection.